ORDINANCE NO. 5178

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PLANNED AREA DEVELOPMENT (PAD) FOR CHURCH USES TO PLANNED AREA DEVELOPMENT (PAD) FOR SINGLE-FAMILY RESIDENTIAL IN CASE PLH26-0017 (VINEYARD PARK) LOCATED ¼ MILE NORTH AND WEST OF THE NORTHWEST CORNER OF GERMANN AND ALMA SCHOOL ROAD WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING FOR PENALTIES.

WHEREAS, an application for rezoning certain property within corporate limits of Chandler. Arizona, has been filed in accordance with Article XXVI of the Chandler Zoning Code; and

WHEREAS, the application has been published in a local newspaper with general circulation in the City of Chandler, giving fifteen (15) days' notice of the time, place, and date of public hearing; and

WHEREAS, a notice of such hearing was posted on the property at least seven (7) days prior to the public hearing; and

WHEREAS, the City Council has considered the probable impact of this ordinance on the cost to construct housing for sale or rent; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission as required by the Zoning Code.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

Section 1. Legal Description of Property:

Exhibit 'A'

Said parcel is hereby rezoned from PAD for church uses to PAD for single-family residential, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet entitled "Vineyard Park" and kept on file in the City of Chandler's Planning Division, in the file PLH26-0017, modified by such conditions included at the time the booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by Chandler City Council.

2. Single-family residential shall be permitted up to a maximum density of 3.85 dwelling units per net acre.

3. Rights-of-way dedications, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.

4. Completion of construction of all required off-site improvements including, but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details and design manuals.

5. The landscaping within all open spaces shall be maintained by the property owner or property owners' association and shall be maintained at a level consistent with or better than at the time of planting.

6. The landscaping in all rights-of-way shall be maintained by the adjacent property owner or property owner's association.

7. Minimum setbacks shall be provided below and further detailed in the development booklet:
   Front: 20 ft. to garage
   10ft. to livable component
   Side: 5 ft. and 5 ft.
   Rear: 15 ft.

Section 2. The Planning Division of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this Ordinance.

Section 3. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance, or any parts hereof, are hereby repealed.

Section 4. In any case, where any building structure, or land is used in violation of this Ordinance, the Planning Division of the City of Chandler may institute an injunction or any other appropriate action in proceeding to prevent the use of such building, structure, or land.

Section 5. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, then this entire ordinance is invalid and shall have no force or effect.

Section 6. A violation of this Ordinance shall be a Class 1 misdemeanor subject to the enforcement and penalty provisions set forth in Section 1-8.3 of the Chandler City Code. Each day a violation continues, or the failure to perform any act or duty required by this Ordinance or the Zoning Code, shall constitute a separate offense.

INTRODUCED AND TENTATIVELY APPROVED by the City Council of the City of Chandler, Arizona, this ____ day of _____, 2026.

ATTEST:

_____ _____
CITY CLERK MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona, this ____ day of _____ 2026.

ATTEST:

_____ _____
CITY CLERK MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 5178 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the __ day of _____ 2026, and that a quorum was present thereat.

_____
CITY CLERK

APPROVED AS TO FORM:

_____
CITY ATTORNEY
TA
Published in the Arizona Republic on:

EXHIBIT “A”

LEGAL DESCRIPTION

That portion of the Southeast quarter of Section 5, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the Southeast corner of said Section 5;

Thence North 00 degrees 49 minutes 49 seconds West, along the East line of the Southeast quarter of said Section 5, a distance of 1630.00 feet;

Thence South 89 degrees 10 minutes 11 seconds West, a distance of 65.00 feet;

Thence South 72 degrees 49 minutes 53 seconds West, a distance of 1030 51 feet to the Northwest corner of "Comanche Heights", a subdivision, as recorded in Book 504 of Maps, Page 24, records of Maricopa County, Arizona and the Point of Beginning;

Thence Southerly and Westerly along said subdivision the following 2 courses:

Thence South 00 degrees 48 minutes 33 seconds East, a distance of 596.57 feet;

Thence South 89 degrees 11 minutes 27 seconds West, a distance of 358.87 feet to a point on the arc of a circle, the center of which bears North 85 degrees 55 minutes 58 seconds East, a distance of 700.00 feet, said point also being on the centerline of existing Vineyard Way;

Thence Northerly along the arc of said circle, through a central angle of 03 degrees 01 minutes 43 seconds, a distance of 37.00 feet;

Thence North 01 degrees 02 minutes 19 seconds West, along said centerline, a distance of 462.18 feet to the Southwest corner of "Carrizal-Z", a subdivision, as recorded in Book 440 of Maps, Page 47, records of Maricopa County, Arizona;

Thence along the Southerly line of said subdivision, North 89 degrees 11 minutes 27 seconds East, a distance of 30.00 feet;

Thence continuing along said Southerly line of "Carrizal-Z", North 72 degrees 49 minutes 53 seconds East, a distance of 345.85 feet to the Point of Beginning.

Note: The above described parcel contains 196,271 square feet or 4.5058 acres, more or less